

## ACTION

### DESIGN REVIEW COMMITTEE Chula Vista, California

October 2, 2006  
4:30 p.m.

Council Chambers Building  
276 Fourth Avenue, Chula Vista

**ROLL CALL:** Alberdi, Calvo, Hogan, Justus (4:45 pm)

**ABSENT:** Bringas

**APPROVAL OF MINUTES:** September 25, 2006

**MSC (Calvo/Alberdi) (3-0-0-2) Approve the minutes of September 25, 2006 with modification of Member Calvo's comments concerning the H St. transit station. Motion carried.**

#### **ORAL COMMUNICATIONS:**

Ms. Theresa Accerro, representing the Sierra Club expressed concerns about the building orientation proposed for new Home Depot at Third Ave. and Moss Street. She was concerned how the noise and pollution would affect the surrounding residential neighborhoods.

Mr. Luis Hernandez, Development Planning Manager explained that the project had not been noticed on tonight's agenda so the DRC could not comment on it. However, when the project comes before the DRC for formal review staff would take her comments into consideration.

#### **PUBLIC HEARING:**

1. DRC-07-08 Blair and Denise Stephens  
2234 Peachtree Circle  
Chula Vista, CA 91915  
Modification to DRC 93-35, Condition No. 12 to allow additional floor space for a house located at 2234 Peachtree Circle, within the Eastlake Greens Planned Community.

Project Manager: Caroline Young, Assistant Planner

**Action: (Alberdi/Calvo) (4-0-0-1) Approve**

2. DRC-07-13 AMC Realty (Otay Ranch Town Center)  
2015 Birch Road  
Chula Vista, CA  
Architecture and site plan for the AMC Theater Complex Buildings 750 in the Otay Ranch Town Center in the Freeway Commercial Sectional Planning Area (SPA) Plan.

Project Manager: Rick Rosaler, Principal Planner

**Action: (Alberdi/Justus) (4-0-0-1) Approve with additional Condition M.) Add modular raised planters to create a pedestrian scale based planting along west and east elevations.**

**INFORMATION ITEM:**

3. DRC 05-39

The Olson Company (Bay Vista Walk)

Mixed-Use Transit Oriented Development consisting of 152 attached units with approximately 8,200 sf of ground floor retail, located at the southwest corner of Palomar Street and Industrial Boulevard.

Project Manager: Dan Wery, RBF Consultant

**Action: None taken. The DRC thought the revised design was heading in the right direction. They suggested the following:**

1. Walls of the podium building on the north and east elevations are too plain and should be better articulated by addressing roofline. Consider architectural tower element where mansard roofs are. Add windows to adjacent units, and faux balconies to provide interest and excitement to overall elevation.
2. Arcade featured on the east elevation, at ground level, should be treated differently by eliminating square openings and redesigning with arch openings possibly at commercial entries.
3. Create a plaza amenity, by incorporating seating or a fountain, at the west end of the podium building facing Palomar Street.

**ADJOURNMENT:**

At 6:05 p.m. to a regular meeting of the Design Review Committee on Monday, October 16, 2006 at 4:30 p.m. in Council Chambers.